

Dear Sea Pines Neighbor:

This is a brief report on the Facilities Management Board meeting held at the clubhouse on Saturday, December 6, 1986.

1. The FMB approved a budget for 1987 with expenditures and funding of short and long term reserves totaling \$310,652.
2. The budget is predicated on raising the \$310,652 from the following sources; these follow the recommendations of the Finance Committee:  

\$287,452	from 1987 maintenance fees
20,000	from our existing General Fund
<u>3,200</u>	from earned interest
\$310,652	
3. Our income in 1986 from maintenance fees and the one special assessment will be \$269,024. In 1987, to meet the maintenance fee portion detailed above, we will have to receive \$18,428 (\$287,452 minus \$269,024) more from unit owners, a 6.8% increase over what we paid in total during 1986.
4. The FMB voted not to have a special assessment for 1987; all payments by owners will be in their regular monthly maintenance fee. Therefore, while your monthly maintenance will increase substantially over the 1986 amount, there will be no special assessment, and the real total increase to you for 1987 will be 6.8%.
5. The Managing Agent will advise you shortly of your new monthly maintenance fee, which will become effective on January 1, 1987. The FMB voted not to offer a discount for advance payment in 1987.


I want to thank the 13 people who took time to write and give us their thoughts and suggestions on the budget and the "special assessment". I had copies of each letter mailed or hand-delivered to the members of the FMB and Finance Committee, and to the Managing Agent, well before our budget deliberations.

Some notes: Thanks to Beverly Smith for putting on a great slide show at the clubhouse on December 5th; she told us about her recent trip to Russia. Thanks to Joe and Rosemarie Stukas and helpers for putting lights on the clubhouse tree. Thanks to Betty Pease for repainting the Cluster identification signs. Thanks to our Security Committee Chairman, Bob Sheils (896 7819) for volunteering to have possession of a master key to aid owners who inadvertently get locked out. (This was approved by the FMB at the December 6th meeting.) Owners who are locked out may call Bob, and he will meet them and let them into their unit. Please understand this is for emergency, lock-out situations for owners only. Bob will only let owners, in person, into their units. Do not call Bob to let workmen into your unit, or to let your brother-in-law in because you forgot to give him a key. Please leave a key with a neighbor for these purposes.

A reminder: Please do not call our maintenance men with requests that they "check the heat" or perform some similar job in your unit. This type of work is not their job, and the Association cannot provide this kind of service. Services of this nature should be arranged for with neighbors or people who provide such services.

Warm wishes for a good holiday season.

Best regards,



Frank W. Pease, Chairman  
Facilities Management Board  
Sea Pines Condominium